



MINUTES Regular Council

May 11, 2021

6:00pm

Town Hall, Council Chambers

Council Present: Mayor Strathdee (in-person)
Councillor Craigmile (videoconference)
Councillor Edney (videoconference)
Councillor Hainer (videoconference)
Councillor Luna (videoconference)
Councillor Pridham (videoconference)
Councillor Winter (in-person)

Staff Present: **In-Person**
Brent Kittmer, Chief Administrative Officer
Jenna McCartney, Clerk

Conference Line
Grant Brouwer, Director of Building and Development
Jed Kelly, Director of Public Works
André Morin, Director of Corporate Services / Treasurer
Mark Stone, Planner

1. CALL TO ORDER

Mayor Strathdee called the meeting to order at 6:05 pm.

2. DECLARATIONS OF PECUNIARY INTEREST

Councillor Pridham declared a conflict of interest for agenda item 8.1.1, DEV 21-2021 Application for Zoning By-law Amendment (Z01-2021) by BDS Construction c/o Adriano Paola for 347 James Street South.

3. AMENDMENTS AND APPROVAL OF AGENDA

Councillor Luna requested that a matter for closed session be added to the agenda regarding a Huron Perth Public Health financial matter update.

Councillor Hainer requested that two matters be added to the open session agenda under Emergent or Unfinished Business:

- Pride Month
- Stay at Home Order

Resolution 2021-05-11-01

Moved By Councillor Hainer

Seconded By Councillor Edney

THAT the May 11, 2021 regular Council meeting agenda be accepted as amended.

CARRIED

4. PUBLIC INPUT PERIOD

Frank Doyle of the St. Marys Independent newspaper forwarded two questions in advance of the meeting.

1. Has a decision ever been made about the possible speed limit change on Queen Street?
2. Is there a criteria for local letter writers to have their letters under "correspondence" on the Council agenda?

In response to the first question, Brent Kittmer stated that the topic of reduced speed limit along Queen Street ties in with the Vision Zero approach which has been discussed at the Community Policing Advisory Committee. Staff are researching the topic and will be reporting back in fall 2021.

In response to the second question, Jenna McCartney stated that the Town's Procedure By-law speaks to the receipt of correspondence. Correspondence received by the municipality may be directed to the applicable committee, the necessary department or to Council.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

5.1 #Strong As Stone Nominees

Council acknowledged the following #StrongAsStone nominees and thanked them for their contribution to the community:

- Lyle Fisher
- Todd Sleeper
- Jaxon Steffler
- Tony Weir

5.2 Public Meeting - 347 James Street South

Resolution 2021-05-11-02

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT the May 11, 2021 regular Council meeting be adjourned at 6:28 pm to hold a statutory public meeting as required under the *Planning Act*; and

THAT a Public Meeting to consider a planning application for 347 James Street South be opened at 6:28 pm.

CARRIED

Mayor Strathdee stated "*This Public Meeting is being held in accordance with Section 34 of the Planning Act, RSO 1990.*

The purpose of tonight's Public Meeting is to solicit the public's comments with respect to a proposed Zoning By-law Amendment by BDS Construction.

The purpose and effect of the Application is to permit the redevelopment of the property for 3 single storey townhouse units in one building.

Tonight's meeting is the mandatory Public Meeting held under the Planning Act. Council will make a decision regarding this matter this evening or at a future Council meeting.

As a reminder, when using the video conference, to participate and make a comment please select the "raise hand" feature at the bottom of your screen to be placed in queue. The moderator will unmute you and acknowledge your presence when it is your turn to speak.

*When using the telephone conference, to participate and make a comment press *9 on your keypad to be placed in queue. The moderator will unmute you and acknowledge your presence when it is your turn to speak.*

Alternatively, during the meeting you can email
[*clerksoffice@town.stmarys.on.ca*](mailto:clerksoffice@town.stmarys.on.ca)

If you wish to be notified of Council's decision, please contact the Clerk, Jenna McCartney, at clerksoffice@town.stmarys.on.ca

I will now ask Ms. McCartney to advise how notice was given and provide a summary of the comments received regarding the Application."

Jenna McCartney stated *"Notice was given by first class mail to all land owners within 120 metres (400 feet) of the subject property, to those agencies as prescribed by Regulation, and signage advertising tonight's meeting was posted on the subject lands."*

Special instructions for attending this online meeting and/or providing comments were provided in the notice and on the Town's Current Planning / Development Applications webpage.

One public submission was received as part of the Complete Application circulation from the owner of the property to the immediate north, 331 James Street South. In summary, the owner of the adjacent lands has no objection to three townhouse units, provided the units are limited to one storey in height and a privacy fence (6 ft height) is installed by the applicant along the shared property line."

Councillor Hainer stated *"At the April 6, 2021 meeting, the Planning Advisory Committee endorsed the Application in principle and recommended that Council proceed with the statutory public meeting under the Planning Act."*

Mayor Strathdee reminded the public how they may submit questions or comments during the meeting.

Mark Stone, Planner, provided an overview of the planning application.

Caroline Baker, Agent for the Applicant, presented an overview of the planning application.

Councillor Winter inquired the specific breakdown of which unit would be considered more affordable.

Ms. Baker stated that the internal unit would be more affordable.

Councillor Luna inquired whether the neighbour to the north is aware of the proposed sideyard setback.

Mr. Stone stated that the information was provided through the circulation of the public notice and details have been made available on the Town's website.

Councillor Winter inquired how many points of access the property would have to the Town's water and wastewater infrastructure.

Grant Brouwer stated that the three units on this property will access one point for connection to the Town's infrastructure.

Councillor Winter inquired whether staff have a concern about the number of driveways accessing James Street South.

Mr. Brouwer stated that staff are satisfied with the presentation of the project and are satisfied with the number of driveways accessing James Street South.

Councillor Hainer inquired which units will be constructed with accessibility in mind.

Ms. Baker stated the end units would be constructed as such due to the increased floorplan.

Councillor Hainer concluded that the government shelter allowance for persons with disabilities is approximately half the proposed rental rate and cited that Council should be aware of this barrier.

Staff confirmed that there were no callers in the queue and there no emails have been received regarding this applicant during the meeting.

Mayor Strathdee thanked those who participated in the meeting.

Resolution 2021-05-11-03

Moved By Councillor Winter

Seconded By Councillor Craigmile

THAT this Public Meeting be adjourned at 6:55 pm; and

THAT the May 11, 2021 regular Council meeting reconvene at 6:55 pm.

CARRIED

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - April 27, 2021

Resolution 2021-05-11-04

Moved By Councillor Luna

Seconded By Councillor Edney

THAT the April 27, 2021 regular Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

7. CORRESPONDENCE

None

8. STAFF REPORTS

8.1 Building and Development Services

8.1.1 DEV 21-2021 Application for Zoning By-law Amendment (Z01-2021) by BDS Construction c/o Adriano Paola for 347 James Street South

Mark Stone presented DEV 21-2021 report.

Having declared a conflict of interest, Councillor Pridham abstained from voting on this matter.

Resolution 2021-05-11-05

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT DEV 21-2021 Application for Zoning By-law Amendment (Z01-2021) by BDS Construction c/o Adriano Paola for 347 James Street South be received;

THAT Council approve the Zoning By-law Amendment application for 347 James Street South provided as no significant concerns have been raised by the public or members of Council at the statutory public meeting; and,

THAT Council consider Zoning By-law Amendment No. Z143-2021.

CARRIED

8.2 Corporate Services

8.2.1 COR 22-2021 Final 2021 Property Tax Rates and Ratios

André Morin presented COR 22-2021 report.

Resolution 2021-05-11-06

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT COR 22-2021 Final 2021 Property Tax Rates and Ratios report be received; and

THAT Council consider approving By-law 46-2021, a by-law to set Tax Ratios for prescribed property classes for municipal purposes for the year 2021; and

THAT Council consider approving By-law 47-2021, a by-law to levy the rates of taxation for the year 2021.

CARRIED

8.3 Public Works

8.3.1 PW 38-2021 Electronic Waste Management Agreement

Jed Kelly presented PW 38-2021 report.

Resolution 2021-05-11-07

Moved By Councillor Craigmile

Seconded By Councillor Pridham

THAT report PW 38-2021, Electronic Waste Management Agreement, be received; and

THAT Council consider By-Law 48-2021 authorizing the Mayor and the Clerk to sign a service agreement with Greentec International Inc. for recycling and disposal of electronic materials collected at the St. Marys Landfill Site.

CARRIED

8.3.2 PW 40-2021 Agreement for Air Monitoring Equipment

Jed Kelly presented PW 40-2021 report.

Resolution 2021-05-11-08

Moved By Councillor Luna

Seconded By Councillor Edney

THAT report PW 40-2021, Agreement for Air Monitoring Equipment, be received; and

THAT Council consider By-Law 49-2021 authorizing the Mayor and the Clerk to sign the associated agreement with St. Marys Cement Inc. to facilitate an air monitoring location on Town owned lands.

CARRIED

9. COUNCILLOR REPORTS

9.1 Operational and Board Reports

Each Councillor presented an update of recent committee and board meetings.

Resolution 2021-05-11-09

Moved By Councillor Winter

Seconded By Councillor Edney

THAT agenda items 9.1.1 to 9.1.6 and 9.2.1 to 9.2.16 be received.

CARRIED

9.1.1 Bluewater Recycling Association - Coun. Craigmile

9.1.2 Library Board - Coun. Craigmile, Edney, Mayor Strathdee

**9.1.3 Municipal Shared Services Committee - Mayor Strathdee,
Coun. Luna**

9.1.4 Huron Perth Public Health - Coun. Luna

9.1.5 Spruce Lodge Board - Coun. Luna, Pridham

9.1.6 Upper Thames River Conservation Authority

9.2 Advisory and Ad-Hoc Committee Reports

9.2.1 Accessibility Advisory Committee - Coun. Hainer

Resolution 2021-05-11-10

Moved By Councillor Hainer

Seconded By Councillor Edney

THAT at the time facility upgrades are considered for Town Hall, Council consider increasing the second-floor washroom at Town Hall to a barrier-free door entry system.

CARRIED

9.2.2 Business Economic Support and Recovery Task Force - Mayor Strathdee, Coun. Edney

9.2.3 Business Improvement Area - Coun. Winter

9.2.4 CBHFM - Coun. Edney

9.2.5 Committee of Adjustment

- 9.2.6 Community Policing Advisory Committee - Coun. Winter, Mayor Strathdee
- 9.2.7 Green Committee - Coun. Pridham
- 9.2.8 Heritage Advisory Committee - Coun. Pridham
- 9.2.9 Huron Perth Healthcare Local Advisory Committee - Coun. Luna
- 9.2.10 Museum Advisory Committee - Coun. Hainer
- 9.2.11 Planning Advisory Committee - Coun. Craigmile, Hainer
- 9.2.12 Recreation and Leisure Advisory Committee - Coun. Pridham
- 9.2.13 Senior Services Advisory Committee - Coun. Winter
- 9.2.14 St. Marys Lincolns Board - Coun. Craigmile
- 9.2.15 St. Marys Cement Community Liaison Committee - Coun. Craigmile, Winter
- 9.2.16 Youth Council - Coun. Edney

10. EMERGENT OR UNFINISHED BUSINESS

10.1 Pride Month

Councillor Hainer recognized that the month of June is acknowledged as Pride month. Councillor Hainer will place a motion on the floor to support the raising of the Pride flag in June.

Resolution 2021-05-11-11

Moved By Councillor Hainer

Seconded By Councillor Edney

THAT Council support the raising of the Pride flag for the month of June at all Town flag poles to support LGBTQ+ issues.

CARRIED

10.2 Stay at Home Orders

Councillor Hainer presented a resolution for Council's consideration that supports the reopening of golf courses throughout Ontario.

Resolution 2021-05-11-12

Moved By Councillor Hainer

Seconded By Councillor Winter

THAT Council support the reopening of golf courses throughout Ontario;
and

THAT notice of Council's resolution be forwarded to Premier Ford, the
Minster of Health and all municipalities within Ontario.

DEFEATED

11. NOTICES OF MOTION

None.

12. BY-LAWS

Resolution 2021-05-11-13

Moved By Councillor Luna

Seconded By Councillor Edney

THAT By-Laws Z143-2021, 46-2021, 47-2021, 48-2021 and 49-2021 be read a
first, second and third time; and be finally passed by Council, and signed and
sealed by the Mayor and the Clerk.

CARRIED

12.1 Z143-2021 347 James Street South

12.2 By-Law 46-2021 Tax Ratio for 2021

12.3 By-Law 47-2021 Taxy Levy for 2021

**12.4 By-Law 48-2021 Agreement with Greentec International Inc. for
electronic waste diversion**

**12.5 By-Law 49-2021 Agreement with St. Marys Cement Inc. (Canada) for
installation of ambient air monitoring system**

13. UPCOMING MEETINGS

Council took a brief recess at 8:02 pm.

Mayor Strathdee called the meeting back to order at 8:15 pm.

Mayor Strathdee reviewed the upcoming meetings as presented on the agenda.

14. CLOSED SESSION

Resolution 2021-05-11-14

Moved By Councillor Luna

Seconded By Councillor Pridham

THAT Council move into a session that is closed to the public at 8:18 pm as authorized under the Municipal Act, Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

14.1 Huron Perth Public Health Financial Matter Update

15. RISE AND REPORT

Mayor Strathdee reported that a closed session was held with one matter being discussed. There is nothing further to report at this time.

Resolution 2021-05-11-15

Moved By Councillor Luna

Seconded By Councillor Edney

THAT Council rise from a closed session at 8:30 pm.

CARRIED

16. CONFIRMATORY BY-LAW

Resolution 2021-05-11-16

Moved By Councillor Hainer

Seconded By Councillor Luna

THAT By-Law 50-2021, being a by-law to confirm the proceedings of May 11, 2021 regular Council meeting be read a first, second and third time; and be finally passed by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

17. ADJOURNMENT

Resolution 2021-05-11-17

Moved By Councillor Winter

Seconded By Councillor Luna

THAT this regular meeting of Council adjourns at 8:32 pm.

CARRIED

Al Strathdee, Mayor

Jenna McCartney, Clerk